

Real Estate

Gas Company Program Cuts Time Spent in House Hunting

House-hunting time can be cut to a fraction through use of guides and aids being offered through the Great Builder Series program, it was announced in a report today by Carl W. Shupp, Southwest division manager for the Southern California Gas Company.

A recent study, Shupp said, shows house hunting is one of the major activities in Southern California and that the typical Southland home seeker is spending an average of a month, full time, looking for the home of his choice.

Home-information centers that have been established in all major offices of the gas company throughout Southern California, and other devices provided by the Great Builder Series program, have been an aid for home buyers and have reduced home-

hunting time to a minimum. In explaining the effectiveness of this assistance to builders and buyers, Shupp said, "These guides provide detailed, accurate information as to the style, price, location and features of the outstanding new homes on the market today. In this way home buyers are able to organize their shopping according to their individual tastes and needs."

It is estimated home buyers drive an average 100-mile tour looking at new houses. Through use of the Great Builder Series guides, driving can be cut to a Sunday afternoon, Shupp said.

Personnel of Torrance police department comprises 87 members.

Use classified Call FA 8-2345



NEW REALTY OFFICE—Paul Hill's Dependable Realty Inc. has opened at 23252 Robert Rd., just south of Highway 101 near the Plush Horse. Harold A. Stone, salesman, puts up sign. Office offers complete service, backed by realty board.

TORRANCE UNLIMITED

How Multiple Listing Helps Buyer, Seller of Property

By LEE R. DAWSON.

The fastest, most efficient way to sell your property is through multiple-listing service of the Torrance-Lomita Board of Realtors.

Here is how your property is sold through multiple listing.

A. Your property is analyzed by the realtor who, with his knowledge of market conditions, provides factual information affecting sales price and arranges available financing.

B. Your realtor prepares a listing form requiring all important data.

C. A printed description of your property is made and a picture is made and is distributed to each realty-board member.

D. Many buyers learn of the availability of your property through the realtors and their salesmen.

E. Selling your property through this plan you are represented by one realtor—yet you enjoy the services of many—for the cost of one.

Here are reasons for using the service:

Proven results at no extra cost.

This service offers an organized market.

Property is exposed to more buyers.

The nature of this cooperative marketing provides greater results.

For many years realtors from coast to coast have demonstrated a successful service with practical results for buyers and owners of real estate through MLS.

Greater distribution of listing and saving of time, tires, and tempers.

Financing, Sale of Homes Eased

An FHA program for easier trade-in financing and sale of existing housing, as provided for in the Housing Act of 1959, is in effect.

The new provisions will allow persons or firms—including real-estate brokers—to receive maximum mortgage insurance commitments from FHA for existing houses. Once qualified and approved, the temporary non-occupant owner is in a position to offer for sale the existing home with a maximum mortgage and minimum down payment. In addition, when a new owner-occupant is found there will be a substantial savings in settlement costs.

Security Names Banker Assistant

The Security-First National Bank has announced appointment of John Dyck as assistant manager at the 69th and Western branch.

Dyck, originally from Oklahoma, joined Security in 1950.

He and his wife, Betty Mae, have one son Bryan, 3. They live at 5615 Michelle Drive.

A wall-to-wall floor covering that never wrinkles, stains, burns or fades in ceramic tile. Tile is there for the life of the house. Manufacturers produce tile in more than 200 shades as well as patterns, and the number is being added to constantly.

Cable Company Forms

Phelps Dodge Corp., Northrop Corp., Page Communications Engineers, Inc., a Northrop subsidiary, and Felten and Guillaume of West Germany have organized a new company, U.S. Undersea Cable Corp., to provide design and construction of long-distance underwater cable systems.

(Advertisement)

Artificial Eye Realism Captured in Plastic

TORRANCE — Artificial eyes scarcely distinguishable from wearers' eyes are a tremendous morale building, according to Dr. J. M. Soss, optometrist in the Harbor area for 32 years. Dr. Soss explains that use of new plastics makes it possible to almost exactly duplicate the appearance of an eye, even to the small blood vessels in the white of the eyeball. This realism, plus remarkable motility in the artificial eye, relieves the wearer of any embarrassment that might be caused by an obvious prosthetic. These natural looking, comfortable plastic eyes are moderately priced and convenient terms may be arranged. Interested persons should call at Dr. Soss' 1268 Sartori Ave. offices to see the astonishing realism of the new artificial eyes. Phone is FA 8-6602. Offices are open Friday evenings and all day Saturday. Offices also in Wilmington and Long Beach.

Colt Rd. Estates Will Be Open for Inspection Today

Colt Road Estates in Rolling Hills will be open for inspection today from 1 to 5 p.m.

The homes, which range from \$30,000 to \$45,000, are located on the sunny side of Rolling Hills, where there is an excellent view, little wind, no through traffic, and schools are close by. The homes, built by Van De-vander Construction Co., Harbor City, may be bought with a trade of present residence or other property.

Colt Road Estates are characterized by luxury, comfort and convenience.

Hardwood Floor Demand Greatest

Hardwood flooring demand in 1959 was the greatest in three years, according to an announcement today by the Hardwood Flooring Council of Southern California.

Output of 981,874,000 board feet topped the 1958 mark by nearly 100,000,000 feet or 11%.

It was almost 78,000,000 feet more than the volume in 1957. Since reduction of labor costs is a major objective of home builders, these projects include investigations of wood flooring systems designed especially for rapid installation.

Hayden, Stone Expert Will Speak at College

Raymond J. Redares of Studio City, a registered representative in the Miracle Mile office of Hayden, Stone & Co., will address the senior class of The Immaculate Heart College, Vermont and Franklin, Los Angeles, at 10 a.m. tomorrow.

"First Steps Toward Wealth" will be the subject. A booklet entitled "The Richest Man in Babylon" will be presented each Senior by the speaker.

Ceramic-tile robe hooks, tooth brush and tumbler holders and towel bars are standard items with ceramic-tile manufacturers and can be installed with little trouble and expense.



RESURRECTION—An artist is born again in Torrance with discovery of Paul David Moreau, who had dropped from sight after the war. His first new painting hangs in bank.

Artist, Obscured 10 Years After War, Born Again Here

Paul David Moreau, an artist who dropped out of sight after World War II, has been resurrected by a Torrance real-estate man after a long search.

Hank Mahler (whose name coincidentally means Painter), sales manager of Alter Realty Co., who knew of the artist's work, undertook the search, which culminated recently with Moreau's establishing residence in Torrance.

He inquired of friends, relatives, and acquaintances who remembered exhibits of the artist's work in San Pedro, although the Moreau canvases have hung throughout the United States, in Europe, and in the Orient.

When he struck a brick wall in his hunt, it occurred to Mahler that Moreau was a veteran of World War II. He had instructed army personnel in art during that unpleasantness. Perhaps he had resumed that work in the Korean war.

Inquiring of a veteran of the latest conflict, Mahler obtained the help of one of Moreau's army buddies. Thus it was that he traced the artist to an obscure hotel room in Wilmington.

Broken by the hardships of war, a decade gone from the world he knew and loved, Moreau had retired to the life of a laborer as a means of survival.

After much persuasion, the painter agreed to try again, out of the seedy city of Wilmington and in the more pleasant and verdant atmosphere of Torrance.

He brings here a talent first recognized when he was 16 and includes training in the New England School of Fine Arts under Prof. Angelo Lombardi, a student of the old Italian schools.

With renewed interest, Moreau is hoping to find some of the works he left behind when he entered the military. These vary from religious creations to reproductions of the mas-

ters. Among the latter was a Raphael Sistine Madonna in original size.

His first effort since arriving in Torrance is a painting of a subject provided by his new sponsor—Mrs. Mahler.

The result is hanging in the Bank of America, 1255 Sartori Ave.

Dayton Rubber Sales at Record

Net sales of the Dayton Rubber Co. for the three months ended Jan. 31 set a new record at \$22,461,186, an increase of 18.7% from the corresponding period last year.

Included in the total were sales of Dayton Rubber's three west coast divisions: American Latex Products Corp., Hawthorne; Hardman Tool and Engineering Co., Santa Monica; and Strato-Safety Equipment Corp., Torrance, president C. M. Christie said in a quarterly report to stockholders.

Use classified Call FA 8-2345

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FR 5-2545

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HERE'S ALL YOU DO TO WIN!

Just write in 25 words or less why you like to paint with Pittsburgh WALLHIDE Wall Paint or Enamel and attach the name WALLHIDE from label of any Wallhide can.

COME IN TODAY for official entry blanks and complete rules of this contest. Contest closes midnight, May 14, 1960.

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NOW IS THE TIME TO INVEST IN REAL ESTATE



Torrance Builders and Realtors

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2 Bedroom

This is a buy at only \$10,500. Property is well kept and house has recently been re-stuccoed. This is a probable sale! Don't miss this one. Ask for AX 2921.

Victoria Knolls

Drive by 2514 Grand Summit Rd. and then call us to see the inside of this exceptionally clean 2-1/2-room home. Has fireplace, wall-to-wall carpets and drapes. This is priced right at \$17,500. Ask for Alter 1062.

Income Property

We have a three-bedroom house and a furnished duplex with 1 bedroom each. Recently remodeled and repainted inside and out. Call for appointment to see this. Full price, \$21,700. Ask for Alter 1062.

Southwood

3 bedrooms, 1 1/2 baths. Has approximately 1200 square feet. Carpets and drapes throughout. Has block fence in rear and a large patio. This is a very clean home in a nice area. Priced at \$19,000. Call for appointment to see. Ask for Alter 1062.

Lovely View Home

4 bedrooms or 3 and convenient den. Hardwood, 1 1/2 baths, sliding glass to patio area. Rear of yard terraced. 2-car attached garage. Garbage disposal. Wall-to-wall carpet in living room and halls. 3 years old. 220 in kitchen. Large dining area. AX 2925. \$21,500—\$3500 down.

Open House Sunday

3205 W. CARSON. 3 bedrooms, 1 1/2 baths. Covered patio, built-ins. Hardwood floors. Open 12:30 to 5 p.m. Alter 1064 or TEL 218

Open Hollywood Riviera

463 CALLE MIRAMAR
12 to 4 Sunday, March 20. Custom-built 3-bedroom, 1 1/2 baths, wall-to-wall carpet, new drapes and blinds. Exclusive area. AX 2924.

FA 8-0370

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